

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

May 15, 2012

The Commissioners of the Chicago Housing Authority held its Regular Meeting of the Board of Commissioners on Tuesday, May 15, 2012 at approximately 9:05 a.m. at the CHA Corporate Offices, 60 East Van Buren, 12th Floor Loft, in Chicago, IL.

Chairwoman Z. Scott called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott
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Absent:	Sandra Young
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Also present were Charles Woodyard, Chief Executive Officer; Kris Warren, Chief of Staff; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded, the Commissioners adjourned to Executive Session. Chairwoman Scott, announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately two hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session and Chairwoman Scott thereupon convened the Business and Public portion of the meeting.

Upon Motion made by Commissioner Cepeda and properly seconded by Commissioner Cozzi, the following Minutes were unanimously approved: Special Meetings of April 3, 2012 and April 17, 2012; and Executive Session Minutes and Regular Board Minutes for April 17, 2012.

Chairwoman Scott then presented an Omnibus Motion for adoption of the Resolutions for Executive Session Items 1 and 2; Items A1, B1 through B6 and C1 through C4.

Executive Session Item No. 1

RESOLUTION NO. 2012-CHA-29

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 15, 2012, entitled “Approval of Personnel Actions”:

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the requested personnel actions.

Executive Session Item No. 2

RESOLUTION NO. 2012-CHA-30

WHEREAS, the Board of Commissioners has reviewed the requested resolution entitled “Authorization for Approval to Amend Ethics Policy”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby amends the Ethics Policy by adding the following provision to Section 4:

“(h) The Department of Procurement and Contracts staff are not allowed to receive any gift from any person or vendor conducting business or proposing to conduct business with CHA, including but not limited to food, flowers, pens, notebooks, invitations of value and other items. If any gift is sent or delivered to you, you must return the gift to the vendor or donating person with a letter indicating that CHA’s Department of Procurement and Contracts does not accept gifts of any value. After doing so, you must email a copy of the letter to the Director of Procurement and Contracts to retain for recordkeeping”

and authorizes the Chief Executive Officer or his designee to make any minor changes to the language for the purpose of correcting language or typographical errors only.

THAT, this Ethics Policy, as amended, replaces any and all previously Board – approved Ethics policies.

THAT, this amendment to the Ethics Policy supersedes any and all conflicting language found in existing CHA policies and procedures.

(Item A1)

The CHA is required to submit for approval by the Board, a balanced Annual Comprehensive Budget detailing each of the following: MTW Fund, Section 8 Non-MTW, HOPE VI and Other Funding Programs as well as the use for these funds. The FY2012 budgeted expenditures have been revised from \$881,229,272 to \$884,636,665 resulting in a \$3,407,393 increase. The major changes, by funding source, are as follows: MTW Fund: budget remained unchanged at \$830,742,391. Section 8 Non-MTW Fund: Budget remained unchanged at \$9,124,826. Hope VI: budget remained unchanged at \$24,958,850. Other Funding: the total revenues and associated expenditures increased by \$3,407,393 for a fund total of \$19,810,598. This increase represents completion of ARRA-related work for surveillance cameras at CHA sites (\$1,272,393), site acquisition costs for LeClaire Courts (\$1,810,000), and other various and sundry costs adjustments (\$325,000). Accordingly, the resolution for Item A1 approves the revised 2012 Comprehensive Budget, Amendment #1.

RESOLUTION NO. 2012-CHA- 31

WHEREAS, the Board of Commissioners has reviewed the Board letter dated May 9, 2012, entitled “APPROVAL OF THE REVISED 2012 COMPREHENSIVE BUDGET”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2012 COMPREHENSIVE BUDGET AMENDMENT #1”, upon the recommendation of staff that finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

THAT, the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

(Item B1)

The resolution for Item B1 approves Amendment No. 2 to Contract No. 1022 with the Partnership for Transformation (PFT) for continued Construction and Program Management Services. PFT has provided construction management services under Contract No. 1022 since June 1, 2010. The CHA continues to require construction and program management services in order to perform timely conversions of dwellings and non-dwellings units to meet Federal and local accessibility requirements; successfully finish building upgrades to meet City of Chicago life safety and high-rise regulations within the mandated deadlines; complete all activities under the Capital Maintenance and Capital Improvement Programs; move forward with ongoing rehabilitation projects; and effectively respond to any new activities that arise out of the Plan for Transformation 2.0. PFT has become an integral part of the Capital Construction Department management team and has provided satisfactory service during its base year and Option Year No. 1, and the continuation of their construction management services is important to the timely achievement of the CHA's original Plan for Transformation goals and the successful transition to any new goals established under the Plan for Transformation 2.0. Over the years PFT has built up an intimate knowledge of CHA housing stock, has created strong relationships with resident leaders, with CHA staff in other departments, with personnel at City of Chicago Departments and with local political leaders. It has developed a familiarity with the General Contractors and Prime Design Consultants currently under contract with the CHA.

RESOLUTION NO. 2012-CHA-32

WHEREAS, the Board of Commissioners has reviewed Board Letter dated May 9, 2012 entitled "AUTHORIZATION TO EXECUTE AMENDMENT NO. 2 TO CONTRACT NO. 1022 WITH THE PARTNERSHIP FOR TRANSFORMATION, JV TO EXERCISE OPTION YEAR NO. 2 AND MODIFY ORGANIZATIONAL STAFFING";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to approve Amendment No. 02 to Contract No. 1022 with the Partnership for Transformation, JV in the not-to-exceed amount of \$3,320,777.00 for Option Year No. 2, including \$1,915,847 originally proposed staffing levels, the modifications to organizational staffing in the amount of \$1,370,563 and an increase in the not-to-exceed amount for reimbursables of \$34,367. The contract will be extended for the period of June 1, 2012 through May 31, 2013. The new total contract value of Contract No. 1022 is the not-to-exceed amount of \$9,070,696.

This amendment is subject to the Contractor's compliance with CHA's MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements.

(Item B2)

The resolution for Item B2 approves Amendment No. 4 to Contract 9048 with Harley Ellis Devereaux; Amendment No. 4 to Contract 9049 with Holabird & Root and Amendment No. 2 to Contract 9050 with Globetrotters Engineering Corporation for additional Prime Design Consulting services at various CHA properties. In order to meet the federally mandated deadline requirement for ADA/504, comply in a cost effective manner with the Life Safety and High Rise ordinance, and have design services available to meet the needs of the critical capital maintenance projects (such as façade repairs and plumbing riser upgrades), staff determined exercising Option Year One of the PDC contracts is in the best interest of the CHA. In addition, the increase in the funding for the PDCs is essential if the CHA is to successfully complete the Major Capital Projects Plan for 2012 and 2013. Without an increase in funding, the CHA will be in jeopardy of missing critical construction deadlines due to insufficient PDC capacity for design services. The total not-to-exceed amount of \$10,736,250 will be distributed among the PDCs using the original base contract percentages, which were developed based on the anticipated amount of work to be performed in each region.

RESOLUTION NO. 2012-CHA-33

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 9, 2012, entitled "AUTHORIZATION TO EXERCISE FIRST OPTION YEAR AND EXECUTE AMENDMENTS TO INCREASE THE NOT-TO-EXCEED CONTRACT AMOUNTS OF CONTRACT NO. 9048 WITH HARLEY ELLIS DEVEREAUX, CONTRACT NO. 9049 WITH HOLABIRD & ROOT, LLC

AND CONTRACT NO. 9050 WITH GLOBETROTTER ENGINEERING CORPORATION FOR ADDITIONAL PRIME DESIGN CONSULTING SERVICES”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment No. 04 to Contract No. 9048 with Harley Ellis Devereaux and Contract No. 9049 with Holabird & Root, LLC, and Amendment No. 2 with Globetrotters Engineering Corporation to increase the not-to-exceed contract amount for additional Prime Design Consultant services at various CHA properties and exercise Option Year No. 1 for each contract.

Amendment No. 04 to Contract No. 9048 with Harley Ellis Devereaux will add funding in the amount of \$3,757,690 for a new total contract value not-to-exceed \$7,098,682.75. Amendment No. 04 to Contract No. 9049 with Holabird & Root, LLC will add funding in the amount of \$3,578,750 for a new total contract value not-to-exceed \$6,760,647.85. Amendment No. 2 to Contract No. 9050 with Globetrotters Engineering Corporation will add funding in the amount of \$3,339,810 for a new total contract value not-to-exceed \$6,362,612.96. The aggregate increase to these contracts is the not-to-exceed amount of \$10,736,250.

The exercise of Option Year No. 1 will extend each contract end date from June 30, 2012 to June 30, 2013. The new term of each contract will be July 1, 2009 through June 30, 2013.

Each Amendment is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

(Item B3)

The resolution for Item B3 approves submittal of a Mixed-finance Proposal, Evidentiary and Supplemental Disposition Application to HUD; commit up to \$13,500,000 of Stateway HOPE VI and CHA General Funds for the Park Boulevard IIB Rental On and Off-Site Redevelopment and execute a Ground Lease with Park Boulevard IIB LLC. Park Boulevard Phase IIB will provide 108 rental housing opportunities situated both onsite and offsite and will continue the critical revitalization of both sides of State Street. Integral components of this redevelopment phase include the on-site portion situated around the existing Stateway Park and will enhance the planning efforts surrounding future public and private development. The off-site portion will replace blighted structures, add new retail commerce and add significant pedestrian traffic to the east and west sides of State Street, making the site more appealing to future retailers. The 108 rental units will consist of 37 CHA units (2-four bedroom, 9-three bedroom, 12-two bedroom and 14-one bedroom units), 34 affordable and 37 market units. They will be housed in four different structures; 2 Twelve unit 3-story buildings, 1 Seventy-two unit 6-story building and 1 Twelve unit 3-story building with ground floor rental located on the east side of State St. The offsite parcel located at the southeast corner of 36th Street and State Street was acquired by the City, on behalf of CHA, per a CHA/City Intergovernmental Agreement and will be conveyed to CHA as part of the transaction. The three structures developed onsite will wrap and form the northwest edge looking onto Stateway Park. All buildings are designed to achieve a Chicago Green Homes Rating of three stars. The project will include sustainable design strategies in all of the following categories; Sustainable Site, Energy Efficiency, Materials, Health and Safety, Resource Conservation and Homeowner Education. The procured Master Developer is Stateway Associates LLC, a joint venture among affiliates of Mesa Development LLC, The Davis Group, Walsh Construction Company of Illinois, and JLM Investment LLC. The Park Boulevard IIB phase will be owned by Park Boulevard IIB, LLC. Walsh Construction Company will also be the General Contractor for this phase and the construction budget will meet HUD’s Identity of Interest requirements. The total development budget of the residential portion of this Park Boulevard Phase IIB will be approximately \$41,247,100 and is expected to be funded by permanent financing to include \$11,450,000 CHA Loan; \$21,736,000 Low Income Housing Tax Credit (LIHTC) Equity; \$5,000,000 City of Chicago TIF Loan; \$696,000 Illinois Affordable Housing Tax Credit (Donation Tax Credit) Equity Loan and \$405,000 Deferred Developer Fee. During the construction period, a private lender will provide a construction loan that will be repaid from equity. Additional project sources include \$2,050,000 of Capital Funds for Gautreaux Development Manager fees, costs, and administration, Initial Operating Deficit Reserve, and CHA Administration costs. HOPE VI funds in the amount of \$250,000 will be

used for Community Supportive Services. HOPE VI Demolition funds in the amount of \$1,263,659 were previously used for on-site demolition. Approximately \$562,514 of Capital Funds will be used to pay site remediation work which will be authorized by a separate Board action. A waiver request for extraordinary costs has been submitted to HUD.

RESOLUTION NO. 2012-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, May 9, 2012 requesting authorization to: 1) Submit a Mixed-Finance Proposal, Evidentiary Documents, and Supplemental Disposition application to the United States Department of Housing and Urban Development (HUD); 2) Commit up to \$13,500,000 of Stateway HOPE VI and CHA general funds for the Park Boulevard IIB rental on and off-site redevelopment; 3) Execute a Ground Lease with Park Boulevard IIB LLC and /or a related entity for the Stateway Gardens land comprising the Phase IIB site and the City acquired off-site parcel; and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chief Executive Officer or his designee is authorized to: 1) Submit a Mixed-Finance Proposal, Evidentiary Documents, and Supplemental Disposition application to the United States Department of Housing and Urban Development (HUD); 2) Commit up to \$13,500,000 of Stateway HOPE VI and CHA general funds for the Park Boulevard IIB rental on and off-site redevelopment; 3) Execute a Ground Lease with Park Boulevard IIB LLC and /or a related entity for the Stateway Gardens land comprising the Phase IIB site and the City acquired off-site parcel; and 4) Execute and deliver such other documents and perform such actions as may be necessary or appropriate to implement the foregoing.

(Item B4)

The resolution for Item B4 approves contract award with Stateway Associates LLC for Environmental Remediation Activities at the Park Boulevard Phase II Rental Development Site. Pursuant to the development agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the entire rental development site subject to certain rights to terminate for infeasibility. As part of the construction preparation, a number of environmental investigation studies were completed for the CHA-owned land included in the Phase IIB site. These studies have identified certain environmental contaminants on the site that can be effectively remediated with an “engineered barrier” approach. This is the approach that was used on the first phase of construction at Park Boulevard, formerly the Stateway Gardens public housing development. The estimated remediation costs for the Park Boulevard Phase IIB Rental site is \$562,514. CHA’s contractual responsibility for remediating foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost and equals \$1,125,028.

RESOLUTION NO. 2012 CHA-35

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 9, 2012, requesting authorization to enter into a contract, the Remediation Agreement, for environmental remediation activities with Stateway Associates, LLC, the Developer, for a total contract amount not to exceed \$1,125,028 which represents 200% of the estimated remediation cost for the Park Boulevard Phase IIB Rental Redevelopment Site. The term of the remediation contract shall commence at closing and expire the earlier of (i) receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency or (ii) two years, subject to a one year extension at CHA’s election.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract, the Remediation Agreement, for environmental remediation activities with Stateway Associates, LLC, the Developer, for a total contract amount not to exceed \$1,125,028 which represents 200% of the estimated remediation cost for the Park Boulevard Phase IIB Rental Redevelopment Site. The term of the remediation contract shall commence at closing and expire the earlier of (i) receipt of a “No Further Remediation” letter from the Illinois Environmental Protection Agency or (ii) two (2) years, subject to a one (1) year extension at CHA’s election.

(Item B5)

The resolution for Item B5 approves the form of lease for Park Boulevard Phase 2B and all future on-site and off-site phases (formerly known as the Stateway Gardens Development). The lease and policy must accommodate various aspects of the multiple types of tenants and characteristics of a mixed-finance transaction. A public comment period was held from March 21, 2012 through April 20, 2012. A public comment hearing was held on April 10, 2012 at Stateway Community Partners. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and Hoy newspapers, as well as posted on the CHA website and on site at the following Office(s): CHA Administrative Office, Central Advisory Council, Latino Site Offices and UPA Property Management Office. Consideration will be given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2012-CHA-36

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated May 9, 2012, entitled “AUTHORIZATION FOR APPROVAL OF THE LEASE FOR PARK BOULEVARD PHASE 2B (INCLUDING ALL FUTURE PHASES) AND TO AMEND THE CHA ADMISSION AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of lease in substantially the form presented to the Board for Park Boulevard (including all future phases). The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in the form of leases, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item B6)

The Chicago Housing Authority’s Housing Choice Voucher Program serves over 36,000 families and over 16,000 landlords in the City of Chicago. CHA has three satellite offices that support the Housing Choice Voucher Program by providing easily accessible services right. These offices are located at: 2750 W. Roosevelt Rd.; 1741-49, 1755-57 E. 75th St.; 10 W. 35th St. Floor 5. CHA entered into the lease for the 35th St. premises commencing June 1, 2011 for an initial term of three years at a Total Gross Rent amount not to exceed \$907,621.15. Per the Lease Agreement, CHA is responsible for its proportionate share of the real estate taxes and special assessments, if any, and the taxes will be paid as additional rent. Accordingly, the resolution for Item B6 approves payment of real estate taxes in the amount of \$183,822 for the premise located at 10 W. 35th Street.

RESOLUTION NO. 2012-CHA-37

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 9, 2012 “AUTHORIZATION TO AMEND BOARD RESOLUTION NO. 2011-CHA-53 FOR CONTRACT NUMBER 11038 - THE LEASE AGREEMENT WITH ILLINOIS INSTITUTE OF TECHNOLOGY (“IIT”) FOR THE PREMISES LOCATED AT 10 W. 35TH STREET TO AUTHORIZE ADDITIONAL FUNDS FOR REAL TAXES, SPECIAL ASSESSMENTS AND UTILITIES USAGE”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the amendment of Board Resolution No. 2011-CHA-53 for Contract No. 11038, the Lease Agreement between the Illinois Institute of Technology (IIT) and the Chicago Housing Authority (“CHA”) for the lease of approximately 14,868 square feet of space in an office building located at 10 W. 35th St., Chicago, Illinois, for the purposes of authorizing additional funds for CHA to pay the additional rent obligations under the Lease Agreement which were not included in the Total Gross Rent authorized under Board Resolution No. 2011-CHA-53. The additional amount includes \$183,822 for CHA’s estimated proportionate share of real estate taxes, an additional amount invoiced to CHA for its monthly electricity usage, and an additional amount which may be invoiced to

CHA for its proportionate share of special assessments, if any. The contract's new aggregate not-to-exceed funding amount will be \$1,091,443.15 for the payments of the Total Gross Rent and for Real Estate Taxes; for amounts to be invoiced to CHA for its monthly electricity usage; and for amounts which may be invoiced to CHA for its proportionate share of special assessments, if any.

(Item C1)

The resolution for Item C1 approves award of contract to After School Matters (ASM), in an amount not-to-exceed \$330,000, to provide after school and out-of-school programs for a total of 315 public housing and HCV youth ages 14-18 during the summer and fall sessions of 2012 and the spring session of 2013. This programming is essential to CHA's youth by not only providing safe year round out-of-school and after school opportunities, but also providing transferrable social, academic and employment skills. ASM utilizes a three-tiered program model with pre-apprenticeship, apprenticeship and advanced apprenticeship cohorts, each requiring applicants to possess a greater level of skill in the subject area upon entry into the program. Programs are led by experienced, industry professionals who are able to provide participants with transferrable skills in the specific program area and who are experienced in engaging and motivating teens. Programs fall into one of five content areas: gallery, technology, words, science or sports. Through the apprenticeship programs, youth are empowered with career readiness skills such as accountability, self-control, initiative, teamwork, and problem solving. In order to create a continuum of programming that can reach some of Chicago's most underserved teens, ASM partners with city sister agencies and more than 100 community based organizations throughout Chicago neighborhoods. ASM and CHA have collaborated each year throughout the months prior to the start of the summer session in order to determine communities in need of additional programs, as well as identifying the general types of programs in which youth are interested in participating. ASM utilizes CHA's feedback on service gaps and independently identifies appropriate programs to be implemented in these communities.

RESOLUTION NO. 2012-CHA-38

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 9, 2012, entitled "RECOMMENDATION TO ENTER INTO A CONTRACT WITH AFTER SCHOOL MATTERS TO PROVIDE PRE-APPRENTICESHIP AND APPRENTICESHIP YOUTH EMPLOYMENT PROGRAMS FOR CHA YOUTH";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with After School Matters ("ASM") to provide pre-apprenticeship and apprenticeship youth employment programs for a total of 315 CHA youth ages 14-18 for the period of June 1, 2012 through May 31, 2013 for a total amount not-to-exceed \$330,000.

(Item C2)

In April 2012, CHA received notice of a grant award not-to-exceed \$800,000 from the Department of Family and Support Services (DFSS) to provide stipends for 1,280 youth and young adults ages 14-24 to participate in a Summer Youth Employment Program (SYEP). The SYEP is being implemented as a part of One Summer Chicago, which is a collaborative effort between the City of Chicago, Cook County and the civic and business communities to provide summer programming for youth. The DFSS grant agreement with DFSS stipulates that the grant funds may only be used for youth worker stipends. Therefore, CHA must match the grant funding, from DFSS to cover the cost of program coordination, implementation and supervision. Accordingly, the resolution for Item C2 approves acceptance of grant award in the amount of \$800,000 and approves an additional amount of \$800,000 to implement and administer the Summer Youth Employment Program for a total amount of \$1,600,000 for the DFSS SYEP. The following contractors: Centers for New Horizons, Employment & Employer Services, Inc., Heartland Human Care Services, Metropolitan Family Services Network, Near West Side Community Development Corporation, and Uhlich Children's Advantage Network will implement the Program and will be responsible for identifying worksites, recruiting, assessing and placing youth workers, providing job readiness training, training for youth supervisors and providing additional supervision and program administration as necessary. The contractors are the only agencies that have established relationships with the target population and possess the requisite experience in providing similar youth summer workforce programs, as these providers have been responsible for coordinating other similar grant-funded workforce programs for CHA youth since 2009.

RESOLUTION NO. 2012-CHA-39

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 9, 2012, entitled “RECOMMENDATION TO ACCEPT AN AWARD AND EXECUTE A GRANT AGREEMENT WITH THE CITY OF CHICAGO DEPARTMENT OF FAMILY AND SUPPORT SERVICES, INCREASE THE COMPREHENSIVE BUDGET AND ENTER INTO CONTRACTS WITH CENTERS FOR NEW HORIZONS, EMPLOYMENT AND EMPLOYER SERVICES, HEARTLAND HUMAN CARE SERVICES, METROPOLITAN FAMILY SERVICES NETWORK, NEAR WEST SIDE COMMUNITY DEVELOPMENT CORPORATION, AND UHLICH CHILDREN’S ADVANTAGE NETWORK TO PROVIDE A SUMMER YOUTH EMPLOYMENT PROGRAM”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners (“Board”) authorizes the Chief Executive Officer or his designee to accept a grant award and execute a grant agreement with the City of Chicago Department of Family and Support Services (“DFSS”) in the amount of \$800,000 for a Summer Youth Employment Program (“SYEP”), and to increase the FY 2012 comprehensive budget by the same amount. This grant award from DFSS can only be utilized to pay stipends for 1,280 youth workers. Therefore, it is further recommended that the Board authorize the Chief Executive Officer or his designee to enter into contracts with Centers for New Horizons, Employment & Employer Services, Inc., Heartland Human Care Services, Metropolitan Family Services Network, Near West Side Community Development Corporation, and Uhlich Children’s Advantage Network in an additional aggregate amount not-to-exceed \$800,000 to implement and administer the DFSS SYEP for a 4 month period from June 1, 2012 through September 30, 2012.

(Item C3)

The resolution for Item C3 approves a grant acceptance in the amount of \$287,000, amends the Grant Agreement with the Urban Institute and amends sub-grant agreements with Uhlich Children’s Advantage Network and Project Match to extend the Housing Opportunities and Services Together Demonstration Program (HOST). At its core, HOST aims to address key barriers to economic independence and self-sufficiency, poor physical and mental health, addiction, low literacy levels, and a weak connection to the labor force, while simultaneously integrating services for youth that are designed to break the inter-generational cycle of poverty. These services include clinical intervention for youth and targeted services that are designed to improve school attendance, performance and social behavior.

RESOLUTION NO. 2012-CHA-40

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 9, 2012, entitled “RECOMMENDATION TO ACCEPT AN AWARD AND AMEND THE GRANT AGREEMENT WITH THE URBAN INSTITUTE, AMEND SUB-GRANT AGREEMENTS WITH UHLICH CHILDREN’S ADVANTAGE NETWORK AND PROJECT MATCH”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, It is recommended that the Board of Commissioners (“Board”) authorize the Chief Executive Officer or his designee to accept a new grant award and amend Grant Agreement No. 08609-000-05-CHA-01 with The Urban Institute in the amount of \$287,000 and extend the term of the grant agreement through April 1, 2014, and amend the sub-grant agreement, Contract No. 11054, with UCAN to increase the sub-grant’s budget by \$95,324 for a new amount not-to-exceed \$564,700, and amend the sub-grant agreement, Contract No. 11055, with Project Match to increase the budget by \$191,674, for a new amount not-to-exceed \$462,300, and extend the term of both sub-grant agreements through September 30, 2013 to continue the HOST demonstration program.

(Item C4)

The resolution for Item C4 approves the second one-year option of Contract No. 9036 with Employment and Employer Services (E&ES) to provide workforce services for a minimum of 138 CHA residents and Housing Choice Voucher participants. The Transitional Jobs (TJ) program offered by E&ES is aligned with CHA's corporate strategies of helping families maximize their potential and, when ready, move towards economic independence and begin the transition out of public housing. The Contract with E&ES is currently the only TJ program specifically for CHA residents who have little to no work history. Other funded TJ programs in the City of Chicago have specific target populations (e.g. ex-offender, homeless). This specific type of program needs to continue in order to address the needs of this population, while Resident Services develops business plans through Plan 2.0 to redefine future services. Throughout the contract, E&ES has been successful in providing literacy services to participants and placing residents in permanent, unsubsidized jobs.

RESOLUTION NO. 2012-CHA-41

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated May 9, 2012, entitled "RECOMMENDATION TO EXERCISE THE SECOND ONE YEAR OPTION OF CONTRACT NO. 9036 WITH EMPLOYMENT AND EMPLOYER SERVICES TO PROVIDE WORKFORCE SERVICES FOR CHA RESIDENTS";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one-year option of Contract No. 9036 with Employment & Employer Services for the period of June 15, 2012 through June 30, 2013 and to increase the Contract's funding by an amount not-to-exceed \$825,000 to provide workforce services for CHA residents. The Contract's new aggregate not-to-exceed compensation amount will be \$3,173,431.

The Omnibus Motion to adopt resolutions for Executive Session Items 1 and 2; Items A1, B1 thru B6 and C1 thru C4 was seconded by Commissioner Cozzi and the voting was as follows:

Ayes:	Deverra Beverly Adela Cepeda Mark Cozzi Dr. Mildred Harris Harriet Johnson Myra King Carlos Ponce Bridget Reidy Z. Scott
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Nays:	None
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There being no questions or discussion, Chairwoman Scott thereupon declared said Motion carried and said resolutions adopted.

Chairwoman Scott then invited residents and the public at large to address the Board.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned

Z. Scott
Chairwoman, Chicago Housing Authority

Lee Chuc-Gill, Secretary
Custodian and Keeper of Records

Approved at the June 20, 2012 Board Meeting